

CITY COPY

166

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA TRACT NO. 18880

BEING A SUBDIVISION OF A PORTION OF LOT 8 IN BLOCK 24 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY AS SHOWN BY MAP ON FILE IN BOOK 1 OF MAPS AT PAGE 70 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIF.

FOR CONDOMINIUM PURPOSES

AUGUST, 1984

ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS
RIVERSIDE CALIFORNIA

UTILITIES EASEMENT CERTIFICATE

THE CITY OF RIVERSIDE BEING THE OWNER OF THE FOLLOWING DESCRIBED EASEMENT HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED FINAL MAP:

1. A RIGHT OF WAY RESERVED TO THE RIVERSIDE WATER COMPANY, AND ITS ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF ALL WATER DITCHES, PIPES, FLUMES AND APPARATUS FOR THE PURPOSES OF IRRIGATION AND DOMESTIC USE; THE EXACT LOCATION THEREOF NOT BEING DISCLOSED BY THE RECORDS.

DATED FEB 2, 1987

FOR BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES

BY: Dieter P. Wirtzfeld

SHEET 1 OF 2 SHEETS

FILED
ON FEB 11, 1987

AT 3:00 P.M.

WILLIAM E. CONERLY

COUNTY RECORDER

BY: Darita Rogan

FEE \$800

NR 39978

FILED BY CITY CLERK

SUB'DN G TEE SAFECO TITLE INS.

OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR HAVE RIGHT, TITLE OR INTEREST IN THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE ANNEXED MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND AND WE HEREBY CONSENT TO THE MAKING AND FILING OF SAID SUBDIVISION AND MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL DISTRIBUTION FACILITIES, THE EASEMENTS DESIGNATED AS "BLANKET R.U.E." FURTHER, WE THE UNDERSIGNED, OUR SUCCESSORS AND ASSIGNS IN INTEREST, HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, ALL VEHICULAR AND PEDESTRIAN ACCESS RIGHTS APPURTENANT TO LOTS 1 AND 3, ON, OVER AND ACROSS MONROE STREET, AS SHOWN ON THE ANNEXED MAP, EXCEPT AS NOTED.

MONROE PROPERTIES NO. 1, LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP

GENERAL PARTNERS

Devon L. Lockhart H. Dale Cook
DEVON L. LOCKHART H. DALE COOK

SAFECO TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION AS TRUSTEE, INSTRUMENT RECORDED JAN. 28, 1987 AS INSTRUMENT NO. 23655 OFFICIAL RECORDS, RIVERSIDE COUNTY.

Robert L. Treen Michael C. Hood
ASST. SECRETARY ASST. PRES.

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE }

ON THIS 17th DAY OF JUNE 1986, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED H. DALE COOK, DEVON L. LOCKHART, PERSONALLY KNOWN TO ME AND/OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS THE GENERAL PARTNERS OF MONROE PROPERTIES NO. 1 LIMITED PARTNERSHIP, A CALIF. LIMITED PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH PARTNERSHIP EXECUTED THE SAME.

MY COMMISSION EXPIRES (WITNESS MY HAND AND OFFICIAL SEAL)

11-3-87

Pamela Pierce
NOTARY PUBLIC IN AND FOR SAID STATE

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE }

ON THIS 19th DAY OF JANUARY 1987, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ROBERT L. TREEN AND MICHAEL C. HOOD PERSONALLY KNOWN TO ME AND/OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS ASST. PRESIDENT AND ASST. SECRETARY OF SAFECO TITLE INSURANCE CO., A CALIFORNIA CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES (WITNESS MY HAND AND OFFICIAL SEAL)

9-26-90

Kathy Benson
NOTARY PUBLIC IN AND FOR SAID STATE

CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE WITHIN MAP; THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO 18880, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON SEPTEMBER 9, 1982, AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 7 OF THE CALIFORNIA GOVERNMENT CODE) AND OF TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT; THAT THE EASEMENTS FOR SEWERS AND DRAINAGE FACILITIES AS SHOWN ON THE MAP HAVE BEEN APPROVED; THAT PLANS FOR DRAINS, DRAINAGE WORKS, AND SEWERS SUFFICIENT TO PROTECT ALL LOTS IN THE SUBDIVISION FROM FLOOD HAVE BEEN APPROVED; THAT A COMPLETE SET OF PLANS COVERING ALL IMPROVEMENTS HAS BEEN FILED WITH THE PUBLIC WORKS DEPARTMENT AND THAT THE SAME HAVE BEEN CHECKED AND APPROVED; AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORD WITH THE APPROVED PLANS OR THAT THE SUBDIVIDER HAS ENTERED INTO AN AGREEMENT WITH THE CITY OF RIVERSIDE COVERING COMPLETION OF ALL IMPROVEMENTS AND SPECIFYING THE TIME FOR COMPLETING THE SAME.

DATED: FEB. 3, 1987

ROBERT C. WALES, R.C.E. 18793
DIRECTOR OF PUBLIC WORKS

William D. Gardner
DEPUTY R.C.E. 11406

UTILITIES CERTIFICATE

I HEREBY CERTIFY THAT THE SUBDIVIDER NAMED ON THIS MAP HAS DEPOSITED WITH THE CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT SUFFICIENT FUNDS OR MADE THE REQUIRED ARRANGEMENTS AND PROVISIONS FOR THE INSTALLATION OF WATER AND ELECTRIC FACILITIES NECESSARY TO PROVIDE SERVICE TO ALL PARCELS AS SHOWN ON THIS MAP; AND THAT ALL PUBLIC UTILITY EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE ELECTRIC AND WATER DIVISIONS OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

DATED FEB 2, 1987

FOR BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES

BY: Dieter P. Wirtzfeld

CITY TREASURER

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THE REAL PROPERTY SHOWN ON THIS MAP IS NOT SUBJECT TO ANY SPECIAL ASSESSMENTS, BONDS AND/OR LIENS WHICH HAVE NOT BEEN PAID IN FULL. THIS CERTIFICATE DOES NOT INCLUDE ANY SPECIAL ASSESSMENTS, THE BONDS OF WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY.

DATED Jan 29, 1987

H.E. BREWER, CITY TREASURER

BY: H.E. Brewer

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 19TH DAY OF NOVEMBER, 1984, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953: BY LEIGHTON AND ASSOCIATES.

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF TWO (2) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO 18880, AND THE EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC EASEMENTS, AND THE CITY CLERK IS HEREBY AUTHORIZED AND DIRECTED TO ATTEST SAID MAP BY SIGNING HER NAME THERETO AS CITY CLERK OF THE CITY OF RIVERSIDE, STATE OF CALIFORNIA, AND AFFIX THE OFFICIAL SEAL OF SAID CITY THERETO. I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 10th DAY OF February, 1987.



ALICE A. HARE
CITY CLERK OF THE CITY OF RIVERSIDE

BY: Alice A. Hare

TAX COLLECTOR

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE REAL PROPERTY SHOWN ON THE ANNEXED MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES THAT ARE NOW A LIEN BUT ARE NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$.

DATED January 28, 1987

R. WAYNE WATTS
COUNTY TAX COLLECTOR

BY: Anita Brooks
DEPUTY

TAX BOND

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ _____ HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATED _____, 1987

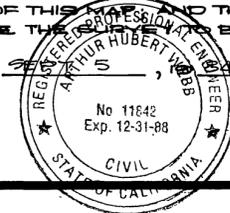
GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS

BY: _____

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA, AND THAT THIS MAP CONSISTING OF TWO (2) SHEETS CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION DURING FEBRUARY, 1980; THAT ALL MONUMENTS OF THE CHARACTER AND LOCATION SHOWN HEREON ARE IN PLACE OR WILL BE IN PLACE WITHIN (1) YEAR FROM THE RECORDING DATE OF THIS MAP AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED FEBRUARY 5, 1987



BY: A. Hubert Webb
A. HUBERT WEBB R.C.E. 11842
R.C.E. EXPIRATION DATE: DEC. 31, 1988

M.B. 166/1

M.B. 166/1

CITY COPY

ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF MONROE ST. TAKEN AS N. 34°00'00"W AS SHOWN BY PARCEL MAP NO. 13656 ON FILE IN BOOK 30 OF PARCEL MAPS, PAGES 75 AND 76, RIV. CO. RECORDS
2. —●— INDICATES MONUMENTS FOUND AS NOTED
3. —○— INDICATES SET 1" IRON PIPE TAGGED R.C.E. 11842, FLUSH, UNLESS OTHERWISE NOTED.
4. SET 1" IRON PIPE TAGGED R.C.E. 11842, FLUSH, AT ALL REAR LOT CORNERS, CORNER CUTBACKS AND ANGLE POINTS, UNLESS OTHERWISE NOTED.
5. THIS TRACT CONTAINS 5.08 ACRES.
6. AREA ALONG MONROE STREET AND BROADMOOR STREET SHOWN THUS ////// INDICATES VEHICULAR AND PEDESTRIAN ACCESS WAIVED.
7. ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF

SIGNATURE OMISSIONS

UNDER THE PROVISIONS OF SECTION 66436(C) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED.

1. AN EASEMENT OVER SAID LAND FOR THE HEREINAFTER SPECIFIC PURPOSE AND INCIDENTAL PURPOSES, IN FAVOR OF METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA, IN INSTRUMENT REC'D. JAN. 26, 1936, IN BOOK 363, PAGE 250 AND FEB. 17, 1936 IN BOOKS 268, PAGE 306 AND BOOK 267, PAGE 346 BOTH OF OFFICIAL RECORDS OF RIV. CO., CALIF SAID EASEMENT IS FOR WATER TRANSPORTATION.

TRACT NO. 18880

BEING A SUBDIVISION OF A PORTION OF LOT 8 IN BLOCK 24 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY AS SHOWN BY MAP ON FILE IN BOOK 1 OF MAPS AT PAGE 70 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIF.

AUGUST, 1984

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
SCALE: 1" = 40'

FOR CONDOMINIUM PURPOSES

